

STANDARD APPLICATION
Harford County
Board of Appeals
Bel Air, Maryland 21014

RECEIVED

JUN 13 2005

HARFORD COUNTY COUNCIL

Case No. 5497
Date Filed 06/06/05
Hearing Date _____
Receipt _____
Fee \$ 50

Shaded Areas for Office Use Only

Type of Application

- ☐ Administrative Decision/Interpretation
☐ Special Exception
☐ Use Variance
☒ Change/Extension of Non-Conforming Use
☒ Minor Area Variance
☐ Area Variance
☐ Variance from Requirements of the Code
☐ Zoning Map/Drafting Correction

Nature of Request and Section(s) of Code _____

CASE 5497 MAP 56 TYPE Variance

ELECTION DISTRICT 01 LOCATION 305 Langley Ct., Bel Air, MD

BY Donald & Jeanne Snyder

Appealed because a variance pursuant to Harford County Ordinance 6, Sec. 10.05 and Sec. 267-23C(1)(a) of the Harford County Code to permit a deck to maintain 22' from the rear lot line (26' required) in the R3/CDP district requires approval by the Board.

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Owner (please print or type)

Name Donald + Jeanne Snyder Phone Number 410-564-9171
Address 305 Langley Court Bel Air MD 21014
Street Number Street City State Zip Code

Co-Applicant Melissa Gabinet Phone Number 410-557-0555
Address 221 Gateway Dr. Bel Air MD 21014
Street Number Street City State Zip Code

Contract Purchaser Donald + Jeanne Snyder Phone Number 410-564-9171
Address 305 Langley Ct Bel Air MD 21014
Street Number Street City State Zip Code

Attorney/Representative _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

Land Description

Address and Location of Property 305 Langley Court Bel Air, MD 21015

Subdivision Bright Oaks

Acreage/Lot Size 90/70 x 105

Election District 01

Lot Number 142

Tax Map No. 56

Grid No. 1E

Parcel 510

Zoning R3/CDP

Water/Sewer: Private _____ Public _____

List ALL structures on property and current use: 1 1/2 story dwelling - used for residence

Estimated time required to present case: _____

If this Appeal is in reference to a Building Permit, state number N/A

Would approval of this petition violate the covenants and restrictions for your property? No

Is this property located within the County's Chesapeake Bay Critical Area? Yes _____ No ✓

If so, what is the Critical Area Land Use designations: N/A

Is this request the result of a zoning enforcement investigation? Yes _____ No ✓

Is this request within one (1) mile of any incorporated town limits? Yes _____ No ✓

Request

To construct 10x16 open wood deck on rear of home.
Request is for 4 feet in order to build the
deck. Right now, it would encroach the rear
yard setback 4 feet if the 10x16 deck was
built. Zoning requirement says at least minimum of 26 feet
is required. If deck is build only leaves 22 feet.

Justification

① Due to the unique shape of the cul-de-sac where the property is
located and the unique placement of house of lot. ② The house
was built 5 feet off the front setback line, if had been
built directly on the setback line, then there would have
been an additional five feet in the rear yard (enough room
to build deck without a variance.

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

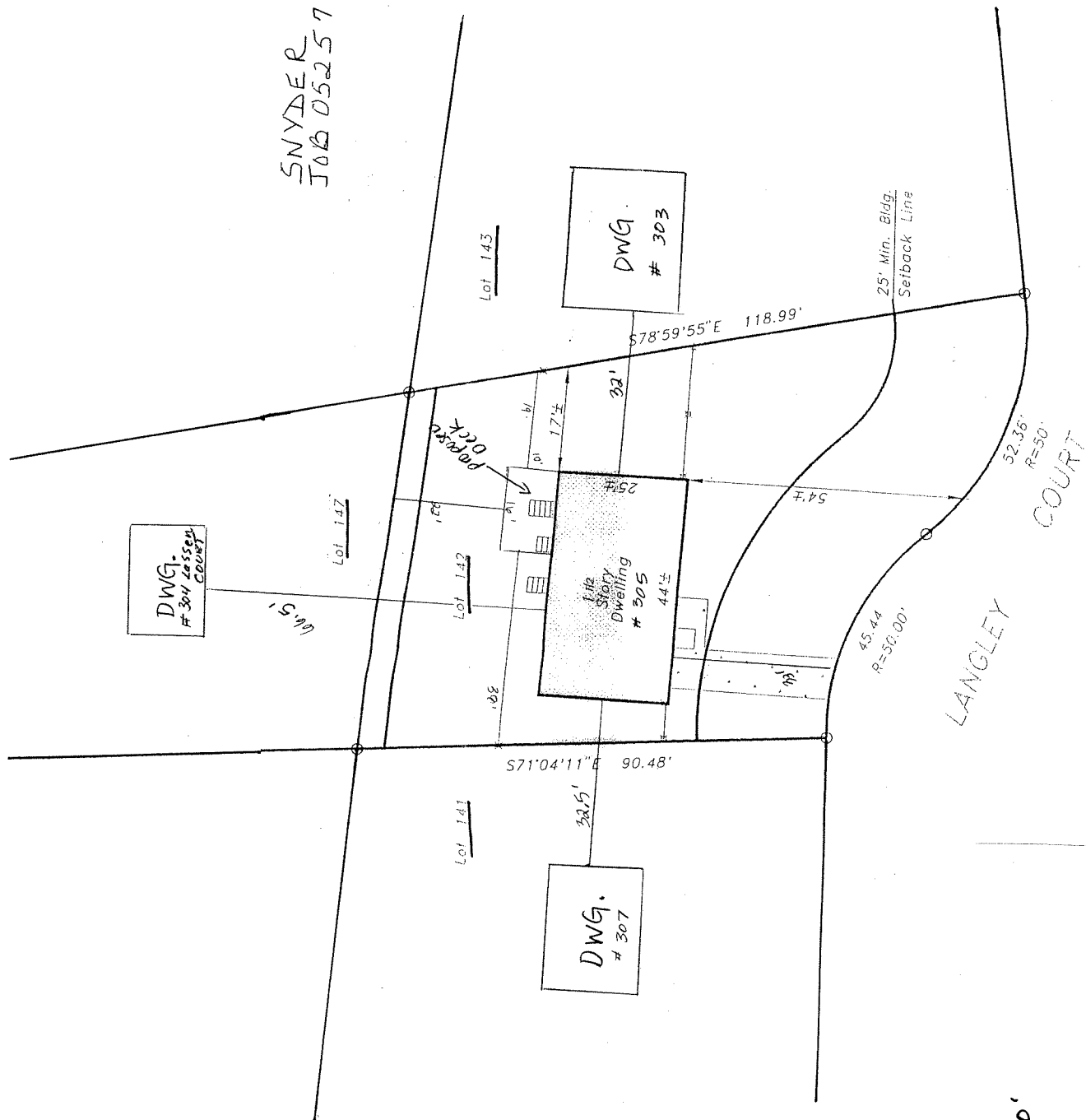
See attached

Justification continued:

③ New code requires that at least 10 feet of space is needed for a deck to be built.

④ The lot in which this house sits on is also a shorter lot than the others in the culdesac due to the location of the house in the culdesac.

SNYDER
JOB 05257



SCALE: 1" = 20'

Property Lies in
Flood Zone C